File Ref No.

JM/LON/00AC/F77/2021/0284

## Notice of the Tribunal Decision

## Rent Act 1977 Schedule 11

Address of Premises		The Tribunal members were			
73A Alexandra Road, Hendon, London, NW4 2RX			Tribunal Judge Aileen Hamilton-Farey LLB FRICS		
Landlord		A.J. Wilson Properties Limited			
Tenant		Mr & Mrs Halls			
1. The fair rent is	£859.00	Per	Calendar Month	(excluding water rates and council tax but including any amounts in paras 3&4)	
2. The effective date is		07 January 2022			
3. The amount for services is		N/A		Per	

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is



5. The rent is not to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply (please see calculation overleaf).

7. Details	(other tha	n rent) where	different from	<b>Rent Register</b>	entry
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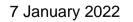
None				
8. For information only:				

(a) The fair rent to be registered is the maximum fair rent as prescribed by the Rent Acts (Maximum Fair Rent) Order 1999. The rent that would otherwise have been registered was £952 per month.

Chairman

Aileen Hamilton-Farey

Date of decision



## MAXIMUM FAIR RENT CALCULATION

LATEST RPI FIGURE		x	314.3			
PREVIOUS RPI FIGURE		Y	291.0			
x	314.3	Minus Y	291.0	= (A)	23.3	
(A)	23.3	Divided by Y	291.0	= (B)	0.0800	
First application for re-registration since 1 February 1999 NO						
lf yes (B) plus 1.075 = (C)						
lf no (B) plus 1.05 = (C)		1.1300				
Last registered rent*		760.00		Itiplied by (C) =	858.85	
*(exclusive of any variable service charge)						
Rounded up to nearest 50p =		£859.00				
Variable service charge		YES / NO				
If YES add amount for services		NO				
MAXIMUM FAIR RENT =		£859.00		Per	Month	

## **Explanatory Note**

- 1. The calculation of the maximum fair rent, in accordance with the formula contained in the Order, is set out above.
- 2. In summary, the formula provides for the maximum fair rent to be calculated by:
  - (a) increasing the previous registered rent by the percentage change in the retail price index (the RPI) since the date of that earlier registration and
  - (b) adding a further 7.5% (if the present application was the first since 1 February 1999) or 5% (if it is a second or subsequent application since that date).

A 7.5% increase is represented, in the calculation set out above, by the addition of 1.075 to (B) and an increase of 5% is represented by the addition of 1.05 to (B).

The result is rounded up to the nearest 50 pence.

- 3. For the purposes of the calculation the latest RPI figure (x) is that published in the calendar month immediately before the month in which the Tribunal's fair rent determination was made.
- 4. The process differs where the tenancy agreement contains a variable service charge and the rent is to be registered as variable under section 71(4) of the Rent Act 1977. In such a case the variable service charge is removed before applying the formula. When the amount determined by the application of the formula is ascertained the service charge is then added to that sum in order to produce the maximum fair rent.